



Building Consistency Meeting

Residential

Date 6/04/2014 Recorder and minutes prepared by: Jay Garbus/Lon McSwain

Staff present: On File

Public present: Eric Wagner, Charlie Sofinoski, Logan Phillis, Rod Spence, David Schwieman, Robert Reimen

1. Addresses on detached garages facing alley –Garage on another street front does not need to be a separate address.
2. Accessory structures vs. Buildings(carport exception)–Passes by the Building Code Council in March not required to be permitted. Detached fireplace less than 10' from structure needs permit.

ACCESSORY BUILDING. In one- and two-family dwellings not more than three stories high with separate means of egress, a building, the use of which is incidental to that of the main building and which is detached and located on the same lot. An accessory building is a building that is roofed over and more than 50% of its exterior walls are enclosed. Examples of accessory buildings are garages, storage buildings, workshops, boat houses, etc...

ACCESSORY STRUCTURE. Accessory structure is any structure not roofed over and enclosed more than 50% of its perimeter walls, ~~that is not considered an accessory building~~ located on one- and two-family dwelling sites which is incidental to that of the main building. Examples of accessory structures are, but not limited to; fencing, decks, gazebos, arbors, retaining walls, barbecue pits, detached chimneys, tree houses (supported by tree only), playground equipment, yard art, etc. Accessory structures are not required to meet the provisions of this code except; decks, gazebos, retaining walls as required by Section R404.4, detached masonry chimneys built less than 10' from other buildings, pools or spas per appendix G, detached carports. ~~are not required to meet the provisions of this code.~~

Motion – David Smith/**Second** – Ralph Euchner/**Adopted** with an effective date of January 1, 2015.



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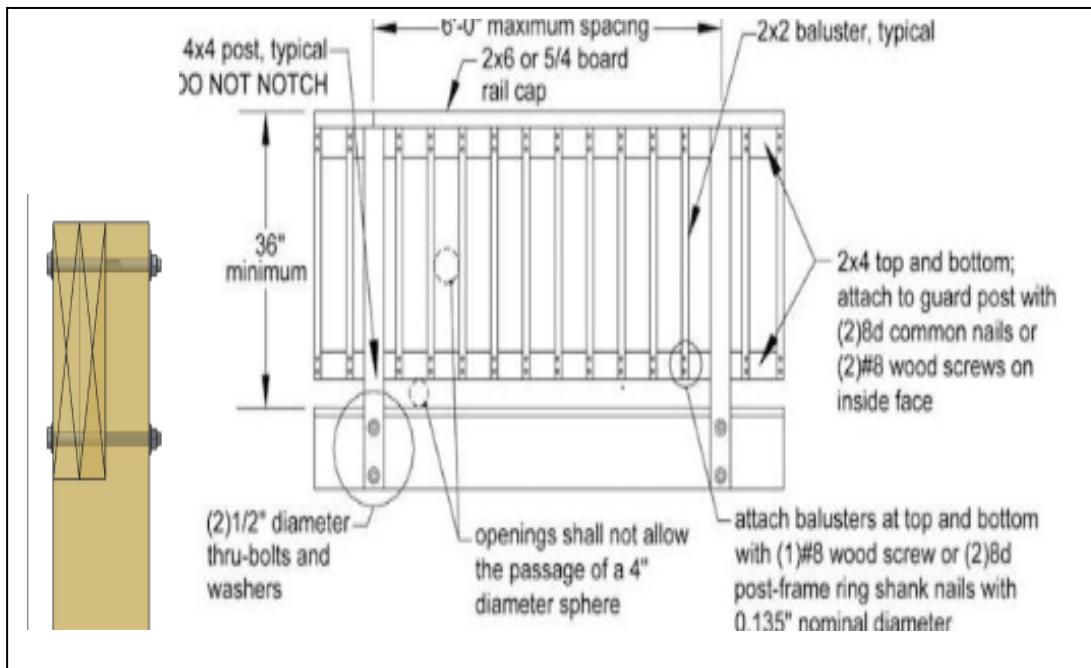
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3. Foundation water proofing –Concern is projections of the footing not required to be water proofing. Work with the builders on what is expected.



4. Deck support post notching (not guards) – support posts for deck 4x4 or 6x6 can be notched but if part of the guard can not use 4x4. Max notch for the 6x6 is 3 1/2”.





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5. Proposal in June on Energy Code (low E glass)—Problem with vinyl siding melting. Building Code Council looking into it and will be presented in September.



6. REScheck class 16 JUN 14, Charlotte room 1 and 2, 8am.

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Approved By Lon McSwain Date 6/16/2014